



2 Greenwood Avenue Walkerville, Newcastle Upon Tyne, NE6 4TU

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** SOUTH FACING REAR GARDEN ** DRIVEWAY ** GARAGE **

** THREE BEDROOM SEMI DETACHED HOUSE ** UTILITY ROOM ** SOME UPDATING REQUIRED **

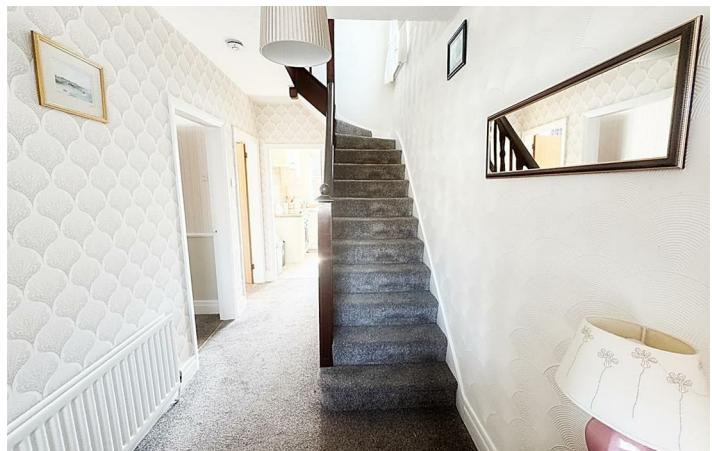
** CLOSE TO WESTERN SCHOOL, LOCAL AMENITIES AND ROAD LINKS ** TWO RECEPTION ROOMS **

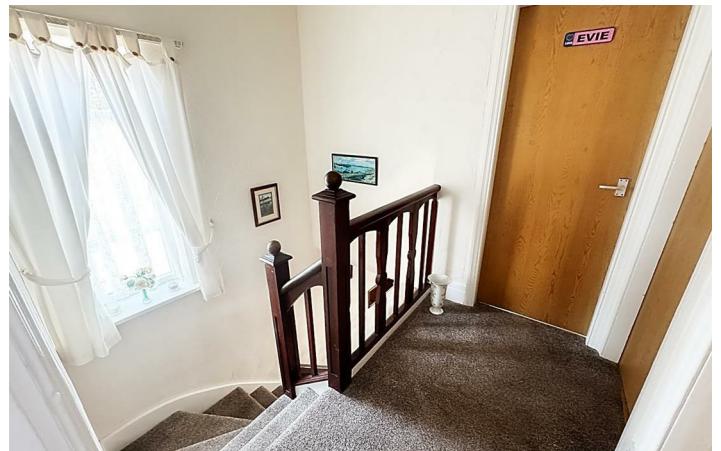
** COUNCIL TAX BAND C ** ENERGY RATING D ** FREEHOLD **

Offers Over £215,000

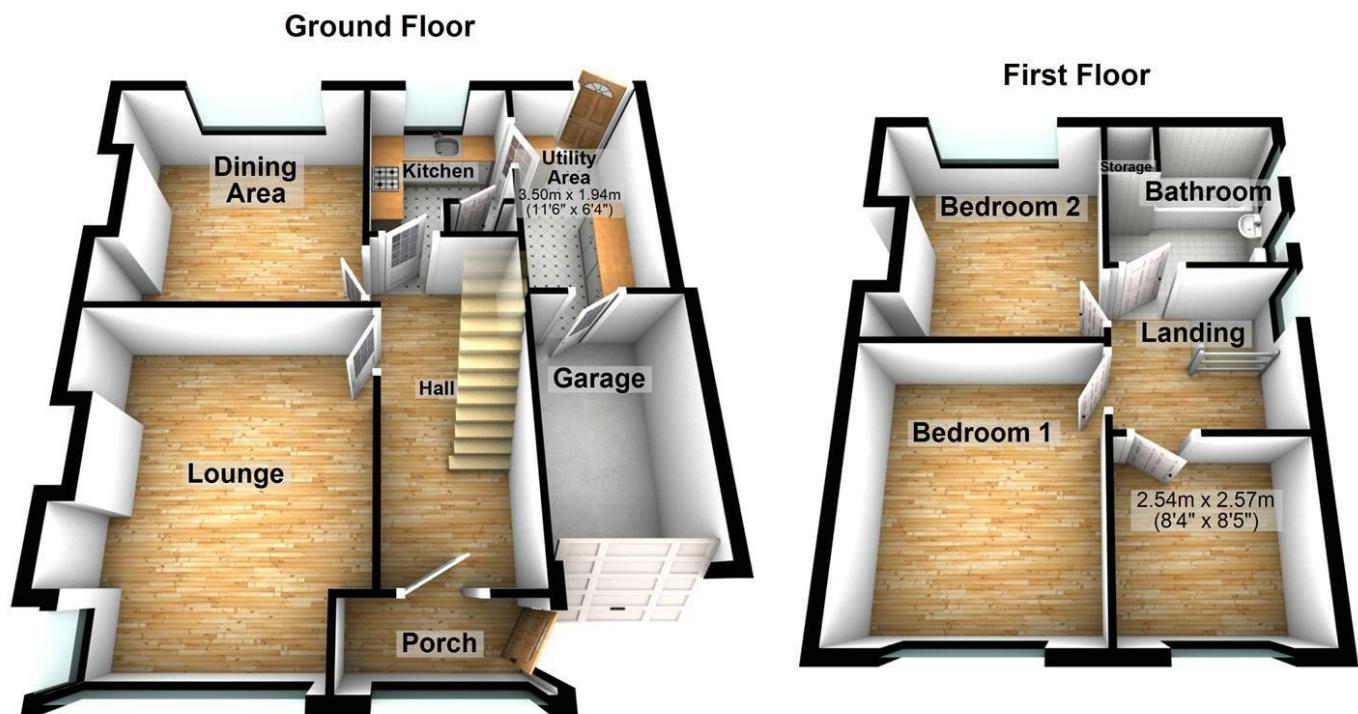


• Guide Price £220,000 to £230,000	• South Facing Rear Garden	• Two Reception Rooms
• Utility Room	• Garage & Driveway Parking	• Close to Western School, Local Amenities and Road Links
• Council Tax Band C	• Freehold	• Energy Rating D
Entrance Porch	Landing	https://checker.ofcom.org.uk
UPVC door and double glazed windows access to hallway	Double glazed window. Access to bathroom and three bedrooms.	Broadband: Highest available Speeds: Download: 1000 Mbps Upload: 1000 Mbps
Hallway	Bedroom 1	Mobile Indoor: EE - Limited Three - Limited 02 - Limited Vodafone - Limited
Access to lounge, dining room and kitchen, stairs to first floor	11'11" x 9'9" (3.64 x 2.98) Double glazed window, radiator, fitted wardrobes.	Mobile Outdoor: EE - Likely Three - Likely 02 - Likley Vodafone - Likely
Lounge	Bedroom 2	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
15'7" x 12'6" (4.76 x 3.82) Double glazed window, radiator, electric fire.	11'8" x 10'11" (3.57 x 3.35) Double glazed window, radiator.	FLOOD RISK: Yearly chance of flooding: Rivers and the sea: Very low. Surface water: Very low.
Dining Room	Bedroom 3	
12'6" x 12'2" (3.82 x 3.71) Doble glazed window, radiator	8'7" x 8'1" (2.62 x 2.48) Double glazed window, radiator	
Kitchen	Bathroom	CONSTRUCTION: Traditional
8'5" x 6'11" (2.57 x 2.11) Double glazed window, door into utility room, fitted with range of wall and floor units, countertop, sink, electric hob and oven	8'0" x 7'11" (2.45 x 2.42) Two double glazed windows, radiator, WC, wash hand basin, bath with overhead shower, storage cupboard and access to loft.	This information must be confirmed via our surveyor.
Utility Room	External	
11'5" x 6'4" (3.50 x 1.95) Double glazed windows and door into rear garden, fridge, freezer, washing machine. Access into garage	The front front there is a walled lawned area and driveway parking. To the rear low maintenance garden mainly laid to lawn.	
Garage	Material Information	
11'7" x 6'11" (3.55 x 2.13) Up and over door.	BROADBAND AND MOBILE: At the time of marketing we believe this information is correct, for further information please visit	





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	